

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 3-8-19

NAME/EMAIL/CONTACT INFORMATION: Gerald + Chris Vanderpoorten
gv2904@gmail.com (see email attached)

LOCATION/ADDRESS OF COMPLAINT: NE corner of FBE +
Co. Rd 12S. - 21833 Co Rd 12

TYPE OF COMPLAINT: grass, buildings partially torn down,
trash

TO BE COMPLETED BY STAFF:

INCIDENT #: 109723

PIN#: 43981

ZONING/HISTORIC/OVERLAY DISTRICT: _____

ROUTE TO: _____ BUILDING: _____ ZONING: _____ ENVIRONMENTAL: X

Miriam emailed to Leslie

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: JMM DATE: 3/8/19

FINDINGS/REPORT: Certified letter mailed; violation of Ord. No 1066-08 and

1095-09. Reinspect 3/26/19

3/26/19 no change in property; owners have called - they inspected it; have hired a crew to come remove debris & cut. Reinspect 4/11/19.

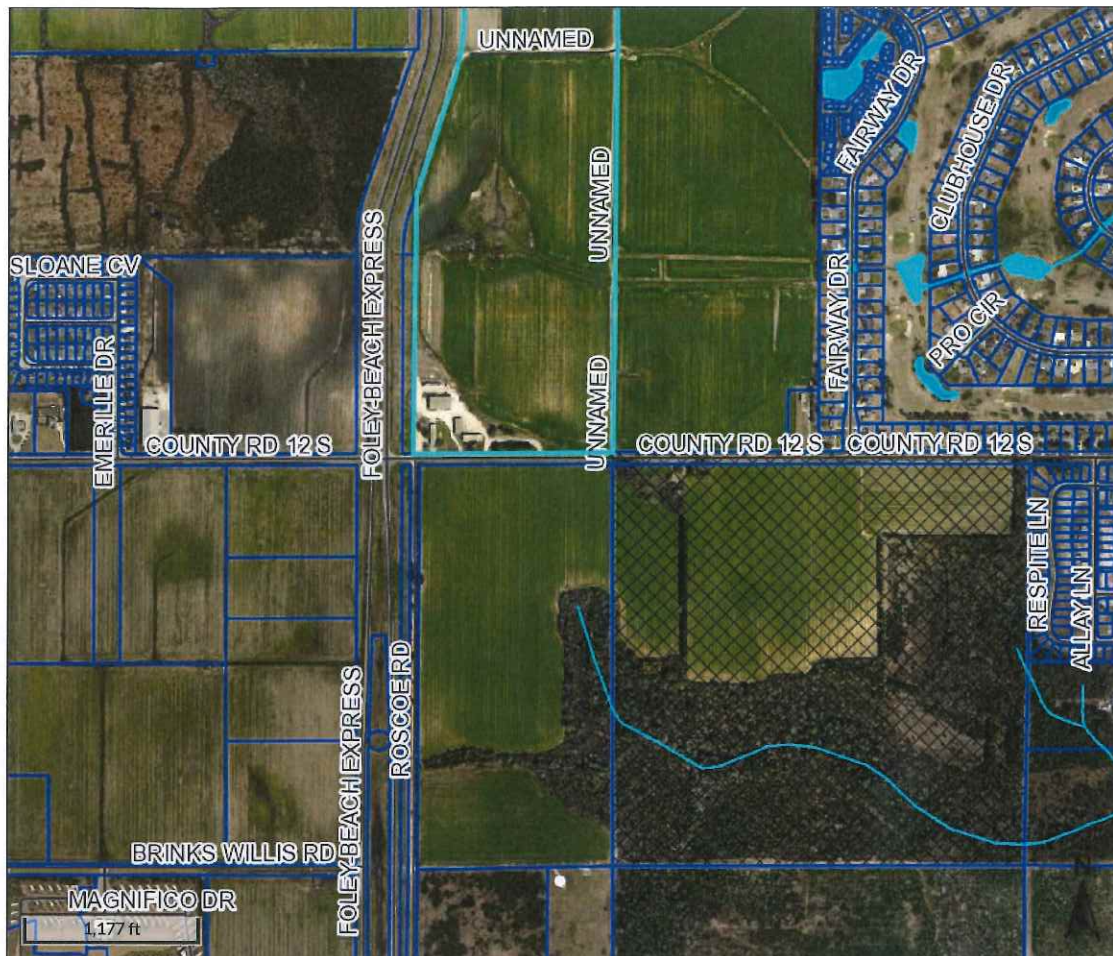
ACTION: PERSONAL CONTACT: ☒ LETTER: ☒ STOP WORK: _____ CITATION: _____ NO VIOLATION: _____

DATE CLOSED: _____

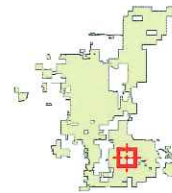
4/11/19 see attached email.

4/11/19 * trash/debris have been removed. Grass/weeds still a violation.

4/22/19 still an issue with overgrown grass + weeds. Council.



Overview



Legend

- Centerlines
- Foley City Limits
- ▨ County Mask
- Parcels
- - Lot Lines
- Streams and Creel
- Lakes and Bays

PIN - 43981
 Par Num - 001.000
 Acreage - 135.130
 Subdivision -
 Lot -
 Street Name - CO RD 12
 Street Number - 21833
 Improvement - 2 BARN,BARN,GENO,BARN,FENC,FENC

Name - TURF PROPERTIES L L C
 Address1 - 21833 CO RD 12 E
 Address2 -
 Address3 -
 City - FOLEY
 State - AL
 Zip - 36535

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 Last Data Uploaded: 3/7/2019 8:47:47 PM

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 GEOSPATIAL



Melissa Ringler <mringler@cityoffoley.org>

Fwd: Craft Farm Property @ corner of County Road 12 & Beach Exress

1 message

Miriam Boutwell <mboutwell@cityoffoley.org>

Thu, Mar 7, 2019 at 3:14 PM

To: Leslie Gahagan <lgahagan@cityoffoley.org>

Cc: Melissa Ringler <mringler@cityoffoley.org>, Amanda Cole <acole@cityoffoley.org>

Leslie,

Amanda is out this week so thought I'd go ahead & forward to you.

Thanks,
Miriam

Miriam Boutwell, MPA, AICP, CFM
Community Development Director
Planner/Building Official
200 North Alston Street
Foley, AL 36535
251-952-4011
mboutwell@cityoffoley.org

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----- Forwarded message -----

From: **Brenda Shambo** <bshambo@cityoffoley.org>

Date: Thu, Mar 7, 2019 at 11:19 AM

Subject: Re: Craft Farm Property @ corner of County Road 12 & Beach Exress

To: Gerald Vanderpoorten <gv2904@gmail.com>, Amanda Cole <acole@cityoffoley.org>, Miriam Boutwell <mboutwell@cityoffoley.org>

Cc: Wayne Trawick <wtrawick@cityoffoley.org>

Good Morning Mr. Vanderpoorten,

I have forwarded your email to Amanda at Community Development, she will get Code Enforcement to go look at the property.

Thank You! and Enjoy This Beautiful Day!!!

Brenda W. Shambo
Administrative Assistant
407 East Laurel Avenue
Post Office Box 1750
Foley, Alabama 36536
(251) 943-1545



On Thu, Mar 7, 2019 at 11:10 AM Gerald Vanderpoorten <gv2904@gmail.com> wrote:

Dear Mr. Trawick and Miss Shambo,

I am writing in regards to the condition of this property. It has really become a real eyesore with the grass not being cut, buildings partially torn down and others in dis-repair and trash strewn all over the place. When we first moved here 4 years ago Craft Farms was still in business and the property was kept in pretty decent shape.

Can anything be done to get the property owner to clean the place up? I don't think the city of Foley wants or needs properties to be in this condition and puts a bad light on the city.

Please advise.

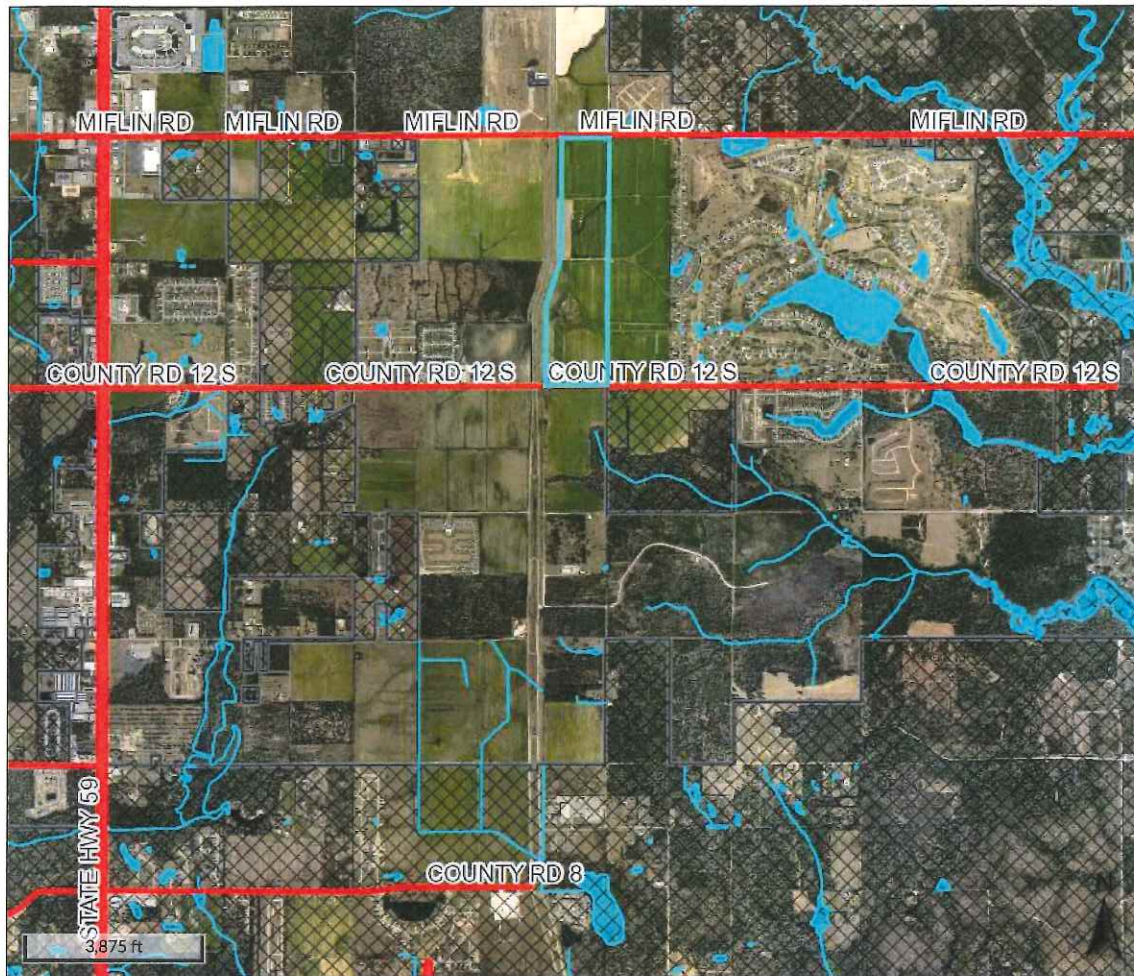
Thank you and Best Regards

Gerald & Chris Vanderpoorten

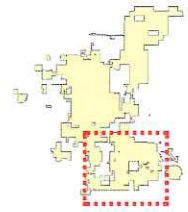
[22855 County Road 12 S](#)

[Foley, AL. 36535](#)

Lake View Estates



Overview



Legend

- Main Highways
- County Roads
- Foley City Limits
- County Mask
- Streams and Creeks
- Lakes and Bays

PIN - 43981
 Par Num - 001.000
 Acreage - 135.130
 Subdivision -
 Lot -
 Street Name - CO RD 12
 Street Number - 21833
 Improvement - 2 BARN,BARN,GENO,BARN,FENC,FENC

Name - TURF PROPERTIES L L C
 Address1 - 21833 CO RD 12 E
 Address2 -
 Address3 -
 City - FOLEY
 State - AL
 Zip - 36535

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 Last Data Uploaded: 3/10/2019 8:39:09 PM

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Baldwin County Revenue Commissioner

The site maintenance is rescheduled for Sunday, March 17, 2019
The site will be down for approximately 24 hours.

We apologize for any inconvenience this may cause.

Property Link

BALDWIN COUNTY, AL

Tax Year 2018

Current Date 3/11/2019

Valuation Date October 1, 2017

Records Last Updated 3/10/2019

PROPERTY DETAIL

OWNER TURF PROPERTIES L L C **ACRES : 135.00**
 C/O R TAYLOR
 P O BOX 1469
 FAIRHOPE, AL 36533 **APPRAISED VALUE: 284570**
ASSESSED : 44980

PARCEL 61-02-10-0-000-001.000
ADDRESS 21833 CO RD 12

TAX INFORMATION

YEAR 2018	TAX DUE	PAID	BALANCE
	1484.34	1484.34	0.00

LAST PAYMENT DATE 11 / 6 / 2018

MISCELLANEOUS INFORMATION

EXEMPT CODES	DESCRIPTION
	135 AC(C) E1/2 OF E1/2 LESS & EXCEPT COM AT THE NW COR OF NE 1/4 OF NE1/4 SEC 10 RUN S 40' FOR POB, TH CONT S 2607.4', TH E 5', TH N 2607.4', TH W 5' T O THE POB ALSO LESS RD R/W FOR

TAX DISTRICT 07
PPIN 043981 Entry 00
ESCAPE YEAR
ACCOUNT NUMBER 189809

TAX HISTORY

Year	Owner	Total Tax	Paid(Y/N)	Appraised	Assessed
2017	TURF PROPERTIES L L C	1484.34	Y 11/21/2017	284570	44980
2016	TURF PROPERTIES L L C	1622.28	Y 1/ 5/2017	305470	49160
2015	TURF PROPERTIES L L C	1582.02	Y 10/26/2015	298770	47940

2014	TURF PROPERTIES L L C	1410.42	Y	1/ 8/2015	271470	42740
2013	TURF PROPERTIES L L C	1433.52	Y	1/24/2014	274970	43440
2012	TURF PROPERTIES L L C	1455.30	Y	11/ 6/2012	278270	44100
2011	TURF PROPERTIES L L C	1580.70	Y	1/19/2012	298970	47900
2010	TURF PROPERTIES L L C	2110.02	Y	1/24/2011	375648	63940
2009	TURF PROPERTIES L L C	2208.36	Y	1/27/2010	391048	66920

TAX SALES**[PURCHASE COUNTY TAX SALE FILES](#)****Year****Sold To****Redeemed Date/By******NO TAX SALES FOUND******[View Appraisal Record](#)**[Back](#)[Home](#) | [Search](#) | [Real Property](#) | [Appraisals](#) | [Terms of Use](#) | [Privacy Policy](#) | [Contact Us](#) | [Help](#)

Foley

ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

inspect 3/26/19

March 11, 2019

Turf Properties LLC
C/O Taylor
PO Box 1469
Fairhope, AL 36533

Dear Sir/Madame:

A complaint has been received concerning the numerous building debris and trash items throughout the property and the overgrown grass and weeds at 21833 Co Rd 12 E in Foley, Alabama. This parcel is further described as PIN 43981 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1066-08 Regarding the Public Nuisance Abatement Section 9-61 declares that it is unlawful to maintain a public or private nuisance upon any public or private property. The ordinance also declares that all land shall be maintained free from any accumulation of garbage, litter, debris, blight or deterioration.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on March 8, 2019 revealed that the above described property contained piles of building debris and litter. The property has become overgrown with grass and weeds. These observations constitute a public nuisance.

Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 business days from your receipt of this letter. Please contact our office at 251-923-4267 to discuss this issue for resolution. Thank you for your attention to this matter.

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

Foley

ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

Sincerely,



Jacqueline McGonigal
Environmental Inspector
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III











Date Produced: 03/25/2019

CITY OF FOLEY CITYHALL:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9382 5800 0344 19. Our records indicate that this item was delivered on 03/18/2019 at 11:30 a.m. in FAIRHOPE, AL 36532-2116. The scanned image of the recipient information is provided below.

Signature of Recipient :

Amanda Green

Address of Recipient :

1469

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

TURF PROPERTIES LLC
C/O: TAYLOR
PO BOX 1469
FAIRHOPE AL 36533-1469

Customer Reference Number: C1268678.7213296

USPS MAIL PIECE TRACKING NUMBER: 4203653314699214890193825800034419

MAILING DATE: 03/14/2019

DELIVERED DATE: 03/18/2019

Dept: 3/14/19

MAIL PIECE DELIVERY INFORMATION:

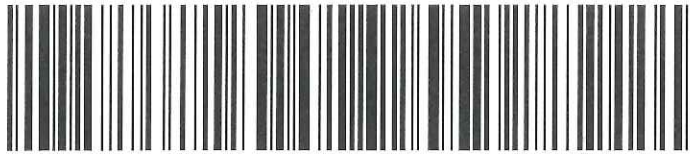
TURF PROPERTIES LLC
C/O: TAYLOR
PO Box 1469
FAIRHOPE AL 36533-1469

MAIL PIECE TRACKING EVENTS:

03/14/2019 11:10	PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	FOLEY,AL 36535
03/14/2019 11:57	USPS IN POSSESSION OF ITEM	FOLEY,AL 36535
03/14/2019 16:55	DEPART POST OFFICE	FOLEY,AL 36535
03/15/2019 02:01	PROCESSED THROUGH USPS FACILITY	MOBILE,AL 36619
03/16/2019 08:22	ARRIVAL AT UNIT	FAIRHOPE,AL 36532
03/16/2019 08:40	SORTING/PROCESSING COMPLETE	FAIRHOPE,AL 36533
03/16/2019 08:50	AVAILABLE FOR PICKUP	FAIRHOPE,AL 36533
03/18/2019 11:30	DELIVERED	FAIRHOPE,AL 36532

City of Foley
Environmental Dept
PO Box 1750
Foley, AL 36535

USPS CERTIFIED MAIL

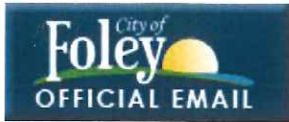


9214 8901 9382 5800 0344 19

TURF PROPERTIES LLC
C/O: TAYLOR
PO Box 1469
FAIRHOPE AL 36533-1469

Date: 3/14/19

The date is usually the date I am mailing. But I can add any message if needed to help you.
I can also add a line to reference the property of concern.



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Re: Craft Farm Property @ corner of County Road 12 & Beach Exress

Gerald Vanderpoorten <gv2904@gmail.com>

Thu, Apr 4, 2019 at 4:40 PM

To: Amanda Cole <acole@cityoffoley.org>

Cc: Miriam Boutwell <mboutwell@cityoffoley.org>, Brenda Shambo <bshambo@cityoffoley.org>, Wayne Trawick <wtrawick@cityoffoley.org>, Jacqueline Trimble <jmcgonigal@cityoffoley.org>, Leslie Gahagan <lgahagan@cityoffoley.org>

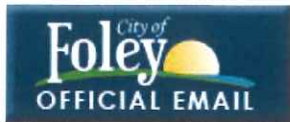
Amanda

Thought I would give you a heads up on that nothing has been done yet to clean up the property and actually more trash has been dumped there.

Regards

Gerald Vanderpoorten

[Quoted text hidden]



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Re: Craft Farm Property @ corner of County Road 12 & Beach Exress

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Fri, Apr 5, 2019 at 9:42 AM

To: Gerald Vanderpoorten <gv2904@gmail.com>

Cc: Amanda Cole <acole@cityoffoley.org>, Leslie Gahagan <lgahagan@cityoffoley.org>

This property was initially inspected on March 8, 2019. A certified letter was mailed to the property owner who called on March 26, 2019 to inform the city that they were in the process of hiring a crew to remove all debris, trash, and blight from the property as well as cut back grass and weeds. A re-inspection has been scheduled for April 11, 2019.

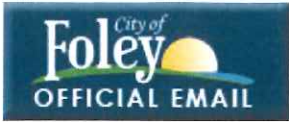
Jacqueline McGonigal

Environmental Inspector and Initiatives Coordinator-CPESC

City of Foley Environmental Department

251-923-4267 ext 883

[Quoted text hidden]



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

CR12 Beach Express corner-Craft Turf Farms

Jacqueline McGonigal <jmcgonigal@cityoffoley.org> Thu, Apr 11, 2019 at 12:40 PM
To: Environmental Office <lgahagan@cityoffoley.org>, Gwen Thomas
<acole@cityoffoley.org>

These are the re-inspection photos of the Craft Turf Farms property on the corner of CO RD 12 and Foley Beach Express. It looks like they have gotten some heavy equipment to move debris/trash into piles on the ir property, but from what I can tell none of it has been removed nor has the grass/weeds been cut back. I spoke with someone from Craft Farms on March 26th who stated they would get it taken care of, but there has been no real change nor any progress since the initial complaint on March 8th.

I am going to pass it on to Council level for grass/weeds. What further action should be taken about all of the debris piles still on site?

Jacqueline McGonigal

Environmental Inspector and Initiatives Coordinator-CPESC
City of Foley Environmental Department
251-923-4267 ext 883

----- Forwarded message -----

From: **jackie trimble** <trimble.jackie0@gmail.com>
Date: Thu, Apr 11, 2019 at 11:27 AM
Subject: CR12 Beach Express corner-Craft Turf Farms
To: <jmcgonigal@cityoffoley.org>

Sent from my iPhone

6 attachments



IMG_6816.JPG
43K



IMG_6817.JPG
44K



IMG_6818.JPG
41K



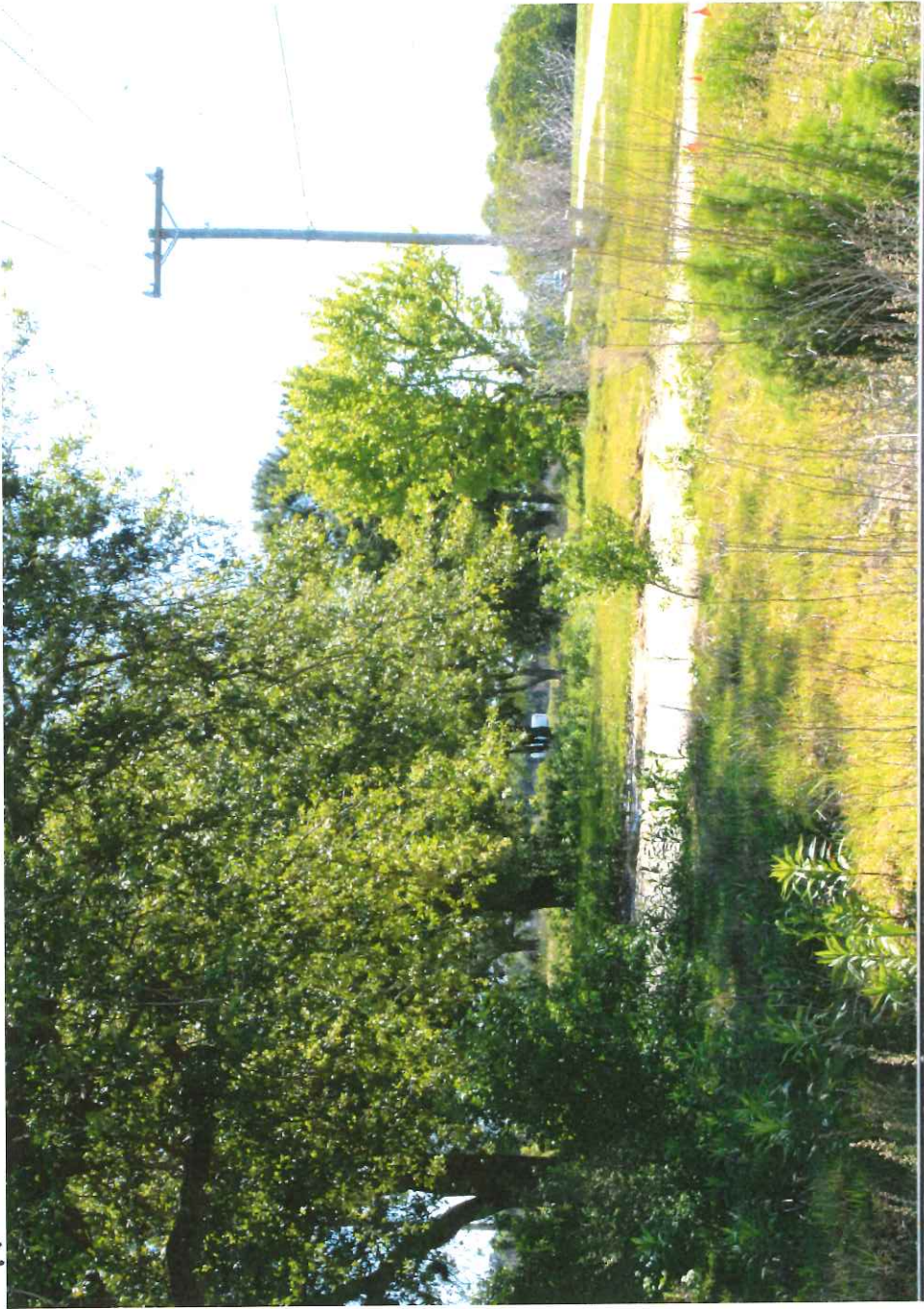
IMG_6819.JPG
36K

IMG_6820.JPG
28K



IMG_6821.JPG
40K

4/22/19 CR12/Beach Express Corner = Craft TWF Farms



grass/woods re-inspect No change

